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MINUTES OF THE  
April 22, 2010 Meeting of the  
Easton Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members, Steve Periconi, Linda Cheezum, Tom Moore and Dan Swann.

Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner, Lynn Thomas, Long Range Planner, and Stacie Rice, Planning Secretary.

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's March 18, 2010 meeting. Upon motion of Mr. Periconi seconded by Mrs. Cheezum the Commission voted 5-0 to approve the minutes.

The first item discussed was **Ashby Commons**. Ryan Showalter, of Miles & Stockbridge explained that at the February 2010 meeting the Commission voted to forward a favorable recommendation and to approve the sketch subdivision plat for the Ashby Commons PUD Amendment. At a subsequent Town Council meeting the proposal was revised from what had been previously reviewed by the Planning Commission. The revision consists of switching the locations of some front and rear loaded townhomes. There is no net change to the number of front loaded or rear loaded townhomes from what was previously reviewed. The change was the product of trying to address the Council's concern for parking while maintaining the developer's request for a minimum number of front loaded townhome units. Upon motion of Mr. Moore, seconded by Mr. Periconi the Commission voted 5-0 to approve the sketch plat as revised.

The next item was **Shore Health System** requesting approval for a temporary office building. Ryan Showalter, of Miles & Stockbridge explained that at the November 2009 Planning Commission meeting the Commission approved a temporary office building for the Memorial Hospital. The office space is to be used for the ongoing planning related to the new hospital development. At this time the temporary office building has not been placed on the site. Mr. Showalter is requesting to modify the location previously approved for the temporary office space. He stated that the previous request proposed to locate the temporary structure off of Vine Street near the Hospital's Daycare Facility. The request is to place the structure closer to the Hospital Building on the Biery Street side (north) near the back side (west) of the Hospital. Mr. Swann raised a concern of the loss of parking spaces. Upon motion of Mr. Moore, seconded by Mr. Periconi the Commission voted 5-0 to approve the temporary use as revised and presented by Mr. Showalter.

The next item was from staff regarding the **Annual Report**. Mr. Thomas explained that he has revised the Annual Report and have incorporated suggestions made at the March Planning Commission meeting and added a little more detail. He stated that he still needed to add maps, and the Tables concerning the status of approved projects as discussed last meeting. Mr. Thomas welcomed any additional suggestions and intends to complete the Report with all materials and do a formal presentation at the May Planning Commission meeting.

6 The next item was also from staff regarding **Short Term Rentals**. Mr. Hamilton  
7 explained that he had received a letter from Bed & Breakfast (B&B) owner inquiring  
8 about short term rentals which have not gone through the B&B review process and does  
9 not meet the requirements of a B&B. Mr. Hamilton explained that B&B's are a Special  
10 Exception use only permitted within the Historic District, which permits home owners to  
11 rent rooms to overnight guests. The B&B owner must reside within the home. Mr.  
12 Hamilton explained that the B&B owner is concerned that there are nearby home rentals  
13 which rent homes for short stays such as weekends, weekly or a couple of days which do  
14 not meet the B&B regulations. The B&B owner is concerned with the competition this  
15 puts on his business without having to comply with the same regulations. Mr. Hamilton  
16 asked the Commission their opinion on the issue of short term rentals and whether or not  
17 the Town should regulate the length of time a house can be rented. Mr. Moore whose  
18 neighbor is a B&B explained that he felt as though short term rentals/vacation rentals  
19 should not be allowed in the Town of Easton. Mr. Smith stated that having short term  
20 rentals in the Town is not a bad thing, but contributes positively to our tourism industry.  
21 After some discussion the Commission decided they would like to discuss this issue with  
22 the Town Council at their workshop in May.  
23

24 The next item was also from staff concerning a fundraising event at **Chili's**. Mr.  
25 Hamilton explained he has received a letter from Mid-Shore Mental Health Systems, Inc.  
26 regarding a fundraising event they are planning in May at Chili's. They would like to  
27 have a hot air balloon at Chili's as part of the fundraising event. The balloon would be  
28 set up in a field behind Chili's. Mr. Hamilton contacted Mike Henry with the Easton  
29 Airport who stated that there are FAA regulations regarding hot air balloons. Upon  
30 motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 5-0 to  
31 approve the one day fundraising event to be held at Chili's subject to the balloon meeting  
32 all FAA requirements.  
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34 There being no further business the meeting was adjourned at 1:35 p.m. by  
35 motion of Mr. Periconi, seconded by Mr. Moore.  
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39 Respectfully submitted,  
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43 Stacie S. Rice  
44 Planning Secretary  
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